

PROFFER/CONDITION STATUS UPDATE

Project/Application Information

Applicant/Representative: GORDON	Date: 7/7/2015
Project # (ZMAP/ZCPA/SPEX): ZMAP-2013-0009/ZCPA-2013-0006	Application # (CPAP/STPL): STPL-2015-XXXX
Project Name: One Loudoun Landbay A-9 – Multi-Family Residential	Application Name: Site Plan
County Project Manager: Ameen Hawrami	

This portion to be completed at CPAP/STPL:	This portion to be completed at Bond Release:
Proffer # and Paragraph Heading: I. Concept Development Plan	Subject proffer/condition is clearly depicted and correct as shown on record drawings? <input type="checkbox"/> Yes <input type="checkbox"/> No
Describe how proffer/condition was addressed and provide the sheet number where it can be found on the CPAP/STPL: Application has been prepared in accordance with CDP. See Sheet 6.	Subject proffer/condition has been confirmed in the field by owner/owner's representative? <input type="checkbox"/> Yes <input type="checkbox"/> No
County Staff Use: LMIS Proffer Sequence #:	Describe how proffer/condition was fulfilled and provide specific evidence that demonstrates compliance: Click here to enter text.
Status: <input type="checkbox"/> Fulfilled <input type="checkbox"/> Partially Fulfilled <input type="checkbox"/> No longer applicable	
County Project Manager Verification (Initial): Click here to enter text.	

This portion to be completed at CPAP/STPL:	This portion to be completed at Bond Release:
Proffer # and Paragraph Heading: II.A.1. – Development Scope – Residential Uses – Residential Mix	Subject proffer/condition is clearly depicted and correct as shown on record drawings? <input type="checkbox"/> Yes <input type="checkbox"/> No
Describe how proffer/condition was addressed and provide the sheet number where it can be found on the CPAP/STPL: Proposed residential units are located within the PD-TC zoning district. The additional 28 SFA and 160 MF units proposed with this application do not exceed the 329 SFA and 446 MF unit threshold. To date, per approved applications SBRD-2011-0009, -0010, -0013 and -0047, and pending application SBPL-2015-0007 a total of 330 SFA and 160 MF units have been either constructed and/or approved for construction. The total number of SFA units exceeding the 329 SFA unit threshold shall not exceed the allowable conversion of up to 10% from MF units nor 1,040 total residential units for the One Loudoun Property.	Subject proffer/condition has been confirmed in the field by owner/owner's representative? <input type="checkbox"/> Yes <input type="checkbox"/> No
County Staff Use: LMIS Proffer Sequence #:	Describe how proffer/condition was fulfilled and provide specific evidence that demonstrates compliance: Click here to enter text.
Status: <input type="checkbox"/> Fulfilled <input type="checkbox"/> Partially Fulfilled <input type="checkbox"/> No longer applicable	
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Proffer # and Paragraph Heading: II.A.2. – Development Scope – Residential Uses – Affordable Dwelling Units	Subject proffer/condition is clearly depicted and correct as shown on record drawings? <input type="checkbox"/> Yes <input type="checkbox"/> No
Describe how proffer/condition was addressed and provide the sheet number where it can be found on the CPAP/STPL: To date, all ADUs required for SFA units have been provided via approved applications SBRD-2011-0009, -0010, -0013 and -0047. The required 10 ADUs for MF units have been provided with this application. See Sheets 2 and 6.	Subject proffer/condition has been confirmed in the field by owner/owner's representative? <input type="checkbox"/> Yes <input type="checkbox"/> No
County Staff Use: LMIS Proffer Sequence #:	Describe how proffer/condition was fulfilled and provide specific evidence that demonstrates compliance: Click here to enter text.
Status: <input type="checkbox"/> Fulfilled <input type="checkbox"/> Partially Fulfilled <input type="checkbox"/> No longer applicable	
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Proffer # and Paragraph Heading: II.A.3. – Development Scope – Residential Uses – Work Force Housing	Subject proffer/condition is clearly depicted and correct as shown on record drawings? <input type="checkbox"/> Yes <input type="checkbox"/> No
Describe how proffer/condition was addressed and provide the sheet number where it can be found on the CPAP/STPL: No work force housing proposed with this application. All required work force housing for the Property shall be provided with subsequent applications.	Subject proffer/condition has been confirmed in the field by owner/owner's representative? <input type="checkbox"/> Yes <input type="checkbox"/> No
County Staff Use: LMIS Proffer Sequence #:	Describe how proffer/condition was fulfilled and provide specific evidence that demonstrates compliance: Click here to enter text.
Status: <input type="checkbox"/> Fulfilled <input type="checkbox"/> Partially Fulfilled <input type="checkbox"/> No longer applicable	
County Project Manager Verification (Initial): Click here to enter text.	

This portion to be completed at CPAP/STPL:	This portion to be completed at Bond Release:
Proffer # and Paragraph Heading: II.C. – Land Use Plan	Subject proffer/condition is clearly depicted and correct as shown on record drawings? <input type="checkbox"/> Yes <input type="checkbox"/> No
Describe how proffer/condition was addressed and provide the sheet number where it can be found on the CPAP/STPL: Application consistent with land uses defined and identified on Sheet 10A of the CDP: Residential (SFA) and Multi-Family.	Subject proffer/condition has been confirmed in the field by owner/owner's representative? <input type="checkbox"/> Yes <input type="checkbox"/> No
County Staff Use: LMIS Proffer Sequence #:	Describe how proffer/condition was fulfilled and provide specific evidence that demonstrates compliance: Click here to enter text.
Status: <input type="checkbox"/> Fulfilled <input type="checkbox"/> Partially Fulfilled <input type="checkbox"/> No longer applicable	

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Proffer # and Paragraph Heading: III.A. – Phasing	Subject proffer/condition is clearly depicted and correct as shown on record drawings? <input type="checkbox"/> Yes <input type="checkbox"/> No
Describe how proffer/condition was addressed and provide the sheet number where it can be found on the CPAP/STPL: All requirements to eliminate Phasing associated with the Property shall be met prior to issuance of the 450th residential permit. Ashburn Village interchange plats are currently processing/circulating for property owner sign-off and approval. Zoning permits have been issued for at least 300,000 square feet of non-residential development.	Subject proffer/condition has been confirmed in the field by owner/owner's representative? <input type="checkbox"/> Yes <input type="checkbox"/> No
County Staff Use: LMIS Proffer Sequence #:	Describe how proffer/condition was fulfilled and provide specific evidence that demonstrates compliance: Click here to enter text.
Status: <input type="checkbox"/> Fulfilled <input type="checkbox"/> Partially Fulfilled <input type="checkbox"/> No longer applicable	
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Proffer # and Paragraph Heading: V.C. – Recreational Amenities, Parks and Pedestrian Access – Pedestrian Trails	Subject proffer/condition is clearly depicted and correct as shown on record drawings? <input type="checkbox"/> Yes <input type="checkbox"/> No
Describe how proffer/condition was addressed and provide the sheet number where it can be found on the CPAP/STPL: On-site five (5) foot sidewalks are proposed with this application. Please see Sheet 6. Existing five (5) foot sidewalk has been constructed along Exchange Street per CPAP-2008-0116, and existing ten (10) foot asphalt trail has been constructed along Russell Branch Parkway per CPAP-2008-0101. Pedestrian trail within Central Park has been constructed per SPAM-2014-0062. Existing sidewalks and trails are located within easements, and no roadways proposed with this application exceed 5,000 VPD. See Sheets 4 and 6.	Subject proffer/condition has been confirmed in the field by owner/owner's representative? <input type="checkbox"/> Yes <input type="checkbox"/> No
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Status: <input type="checkbox"/> Fulfilled <input type="checkbox"/> Partially Fulfilled <input type="checkbox"/> No longer applicable	
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Proffer # and Paragraph Heading: VI. – Property Owners Association	Subject proffer/condition is clearly depicted and correct as shown on record drawings? <input type="checkbox"/> Yes <input type="checkbox"/> No
	Subject proffer/condition has been confirmed in the field by owner/owner's representative? <input type="checkbox"/> Yes <input type="checkbox"/> No

Describe how proffer/condition was addressed and provide the sheet number where it can be found on the CPAP/STPL: Applicant shall become a member of the POA at time of ownership transfer.	Describe how proffer/condition was fulfilled and provide specific evidence that demonstrates compliance: Click here to enter text.
County Staff Use: LMIS Proffer Sequence #:	
Status: <input type="checkbox"/> Fulfilled <input type="checkbox"/> Partially Fulfilled <input type="checkbox"/> No longer applicable	
County Project Manager Verification (Initial): Click here to enter text.	

This portion to be completed at CPAP/STPL:	This portion to be completed at Bond Release:
Proffer # and Paragraph Heading: VII.A. – Transportation – Russell Branch Parkway Dedications and Improvements	Subject proffer/condition is clearly depicted and correct as shown on record drawings? <input type="checkbox"/> Yes <input type="checkbox"/> No
Describe how proffer/condition was addressed and provide the sheet number where it can be found on the CPAP/STPL: No proposed access to Russell Branch Parkways associated with this application. Application does not trigger 901st residential permit. See Sheet 6.	Subject proffer/condition has been confirmed in the field by owner/owner's representative? <input type="checkbox"/> Yes <input type="checkbox"/> No
	Describe how proffer/condition was fulfilled and provide specific evidence that demonstrates compliance: Click here to enter text.
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Status: <input type="checkbox"/> Fulfilled <input type="checkbox"/> Partially Fulfilled <input type="checkbox"/> No longer applicable	
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Proffer # and Paragraph Heading: VII.E.5. – Transportation – Signalization	Subject proffer/condition is clearly depicted and correct as shown on record drawings? <input type="checkbox"/> Yes <input type="checkbox"/> No
Describe how proffer/condition was addressed and provide the sheet number where it can be found on the CPAP/STPL: This application does not trigger 900th residential permit.	Subject proffer/condition has been confirmed in the field by owner/owner's representative? <input type="checkbox"/> Yes <input type="checkbox"/> No
	Describe how proffer/condition was fulfilled and provide specific evidence that demonstrates compliance: Click here to enter text.
County Staff Use: LMIS Proffer Sequence #:	
Status: <input type="checkbox"/> Fulfilled <input type="checkbox"/> Partially Fulfilled <input type="checkbox"/> No longer applicable	
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Proffer # and Paragraph Heading: VII.I. – Transportation – Bus Shelters	Subject proffer/condition is clearly depicted and correct as shown on record drawings? <input type="checkbox"/> Yes <input type="checkbox"/> No

Describe how proffer/condition was addressed and provide the sheet number where it can be found on the CPAP/STPL: The two bus shelters required prior to the issuance of the 451st residential zoning permit have been approved and are currently under construction per SPAM-2014-0062.	Subject proffer/condition has been confirmed in the field by owner/owner's representative? <input type="checkbox"/> Yes <input type="checkbox"/> No
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Status: <input type="checkbox"/> Fulfilled <input type="checkbox"/> Partially Fulfilled <input type="checkbox"/> No longer applicable	
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Proffer # and Paragraph Heading: VII.J. – Transportation – Alleys in PD-TC District	Subject proffer/condition is clearly depicted and correct as shown on record drawings? <input type="checkbox"/> Yes <input type="checkbox"/> No
Describe how proffer/condition was addressed and provide the sheet number where it can be found on the CPAP/STPL: Internal road network proposed with this application. See Sheet 6.	Subject proffer/condition has been confirmed in the field by owner/owner's representative? <input type="checkbox"/> Yes <input type="checkbox"/> No
County Staff Use: LMIS Proffer Sequence #:	Describe how proffer/condition was fulfilled and provide specific evidence that demonstrates compliance: Click here to enter text.
Status: <input type="checkbox"/> Fulfilled <input type="checkbox"/> Partially Fulfilled <input type="checkbox"/> No longer applicable	
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This portion to be completed at CPAP/STPL:	This portion to be completed at Bond Release:
Proffer # and Paragraph Heading: IX.B – Public Use Site, Regional Bike Trail and Potomac Green Site – Regional Bike Trail	Subject proffer/condition is clearly depicted and correct as shown on record drawings? <input type="checkbox"/> Yes <input type="checkbox"/> No
Describe how proffer/condition was addressed and provide the sheet number where it can be found on the CPAP/STPL: On-site eight (8) foot trail depicted on his application has been shown for informational purposes only and shall be designed and constructed by others. See Sheet 6.	Subject proffer/condition has been confirmed in the field by owner/owner's representative? <input type="checkbox"/> Yes <input type="checkbox"/> No
County Staff Use: LMIS Proffer Sequence #:	Describe how proffer/condition was fulfilled and provide specific evidence that demonstrates compliance: Click here to enter text.
Status: <input type="checkbox"/> Fulfilled <input type="checkbox"/> Partially Fulfilled <input type="checkbox"/> No longer applicable	
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Proffer # and Paragraph Heading: X.B. – Environment – General Tree Protection	Subject proffer/condition is clearly depicted and correct as shown on record drawings? <input type="checkbox"/> Yes <input type="checkbox"/> No

Describe how proffer/condition was addressed and provide the sheet number where it can be found on the CPAP/STPL: Limits of clearing have been clearly identified on the plan. No tree protection is proposed with this application. See Sheets 6, 7, 21, 22, and 25.	Subject proffer/condition has been confirmed in the field by owner/owner's representative? <input type="checkbox"/> Yes <input type="checkbox"/> No
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Proffer # and Paragraph Heading: XII.A. – Emergency Services – Fire and Rescue Contribution – Residential Uses	Subject proffer/condition is clearly depicted and correct as shown on record drawings? <input type="checkbox"/> Yes <input type="checkbox"/> No
Describe how proffer/condition was addressed and provide the sheet number where it can be found on the CPAP/STPL: One-time contribution of \$120.00/unit shall be paid at the time of zoning permit issuance. Annual escalation per CPI is acknowledged.	Subject proffer/condition has been confirmed in the field by owner/owner's representative? <input type="checkbox"/> Yes <input type="checkbox"/> No
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Proffer # and Paragraph Heading: XII.C. – Emergency Services – Fire and Rescue Contribution – Sprinkler Systems	Subject proffer/condition is clearly depicted and correct as shown on record drawings? <input type="checkbox"/> Yes <input type="checkbox"/> No
Describe how proffer/condition was addressed and provide the sheet number where it can be found on the CPAP/STPL: It is acknowledged that sprinkler systems shall be offered as an option to residential purchasers.	Subject proffer/condition has been confirmed in the field by owner/owner's representative? <input type="checkbox"/> Yes <input type="checkbox"/> No
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Status: <input type="checkbox"/> Fulfilled <input type="checkbox"/> Partially Fulfilled <input type="checkbox"/> No longer applicable	
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